



**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney at
Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday,
January 17, 2018 at 4:00 pm.

PANEL MEMBERS PRESENT

Steven Bartok	Architect
Stephen Heller	Landscape Architect
Craig Mitchell	Architect
Shida Neshat-Behzadi	Architect
Shan Tennyson	Landscape Architect

STAFF MEMBERS PRESENT

Adrian Kopystynski	Staff Liaison
Amanda Allen	Committee Clerk

1. CALL TO ORDER & INTRODUCTION

The Staff Liaison called the meeting to order at 4:07 pm.
Round table introduction of Panel members and City staff.

Note: Shan Tennyson joined the meeting at 4:12 pm

2. ORIENTATION

The Staff Liaison provided members with an Orientation Manual and gave a brief orientation of the Advisory Design Panel Bylaw, the mandate of Panel, the conduct and procedures of meetings, and reviewed the Advisory Design Panel submission forms completed by applicants.

3. 2018 CHAIR AND VICE-CHAIR ELECTIONS

The Staff Liaison opened the floor to nominations for a Chair.

R/2018-001

It was moved and seconded

That Craig Mitchell be elected Chair of the Advisory Design Panel for 2018

CARRIED

The Staff Liaison opened the floor to nominations for a Vice Chair.

R/2018-002

It was moved and seconded

That Shan Tennyson be elected Vice Chair of the Advisory Design Panel for 2018

CARRIED

4. AGENDA APPROVAL

R/2018-003

It was moved and seconded

That the agenda for the January 17, 2018 Advisory Design Panel be approved.

CARRIED

5. MINUTE ADOPTION

R/2018-004

It was moved and seconded

That the minutes of the Advisory Design Panel meeting dated November 15, 2017 be adopted as circulated.

CARRIED

6. PROJECTS

6.1

Development Permit No:	2015-318-DP
Applicant:	Wayne Stephen Bissky Architecture
Project Architect:	Wayne Bissky
Project Landscape Architect:	Paul Whitehead
Proposal:	150 unit apartment building
Location:	11650 & 11656 224 Street
File manager:	Diana Hall

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans. The proposal includes five townhouses, 77 one bedroom units and 48 two bedroom units. The project team outlined the two parking levels, the firebreaks, the rooftop amenities on the apartment building, and the landscape opportunities on the site.

R/2018-005

It was moved and seconded

That File No. 2015-318-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Consider adding a trellis feature at the entrances to public pathway;
2. Consider adding bench at north west and south west corner of 2m path;
3. Continue the paving material of the 2m pathway eastward through to the public sidewalks on Fraser Street at both the North and South sides;
4. Consider replacing the concrete with unit pavers in the perimeter walkway if acceptable by the Fire Department;
5. Consider a decorative paving treatment at the lower and upper parking accesses.

Architectural Comments:

1. Extend and distinguish the public sidewalk through the driveway to municipal sidewalk on Fraser Street;

2. Review the requirements for guardrails on the retaining walls and add as required;
3. Emphasize the main entrance to the building with both hard and soft landscaping materials - Consider enhancing the stairway entrance as a secondary entrance; provide wayfinding to direct pedestrians to building entrance from top of stairs;
4. Follow the municipal guidelines for the recycling component of the building and consider expanding the component and locate on both P1 & P2;
5. Add windows to bedrooms (Corner units) on 6th floor;
6. Emphasize the continuity of the red colour accent throughout the courtyard's guardrail having some form of architectural, landscape or decorative elements;
7. Provide lighting along perimeter path (either as bollards or on the building) to improve visibility and improve CPTED concerns;
8. Integrate storm water management into the landscaping plans as appropriate;
9. Consider possibility of registering a public easement between 224th to Fraser Street for continuous public walkway along the south side of this and the future project to the West.

CARRIED

6.2

Development Permit No:	2017-385-DP
Applicant:	Wayne Stephen Bissky Architecture
Project Architect:	Wayne Bissky
Project Landscape Architect:	Paul Whitehead
Proposal:	Mixed use affordable rental housing and office space
Location:	11907 228 Street
File manager:	Diana Hall

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans. MRPM Community Services is a non-profit organization operating in the community for many years and are developing the property to build a permanent structure to suit their needs. MRPM Community Services plan to occupy first floor and part of second floor with BC Housing/social housing to use remaining space. 94 residential units in a six storey wood frame building.

R/2018-006

It was moved and seconded

The following concerns regarding File No. 2017-385-DP be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

Landscape Comments:

1. Consider making planter boxes with seating edges on second floor balconies;
2. Consider combining outdoor space for clubhouse amenity space with the outdoor play area and adding more planting, possibly remove some parking spaces to accommodate this;
3. Consider adding upper level community garden boxes and seating;
4. Provide bollards or raised planting to separate the main parking area off 119 Avenue from the parking stalls off the lane to reduce potential conflicts with vehicles and pedestrians;

Architectural Comments:

1. Given the location of the building at a prominent intersection, and the importance of the facility in the community, the facility needs to present an improved architectural expression;
2. Re-evaluate the materials and building composition, including the hierarchy of materials, reduce the amount of materials, articulation and transition of different materials, demarcate the different entrances to the programs/uses, etc;
3. In conjunction with #2, achieve a more balanced colour palate;
4. Integrate storm water management into the landscaping plans as appropriate.

CARRIED

6.3

Development Permit No:	2017-500-DP
Applicant:	Falcon Village Joint Venture
Project Architect:	Wes Friesen
Project Landscape Architect:	M2 Landscape Architecture
Proposal:	48 residential units and 1,015m ² of commercial space
Location:	11865 227 Street
File manager:	Wendy Cooper

The Staff Liaison provided an overview of the proposed project. The project team made a presentation of the project plans.

R/2018-007

It was moved and seconded

That File No. 2017-500-DP be supported as presented and the applicant proceed to Council for approval.

CARRIED

Note: Shan Tennyson left the meeting at 7:58pm

7. NEW & UNFINISHED BUSINESS - Nil

8. CORRESPONDENCE - Nil

9. ADJOURNMENT – 7:59 pm.


C. Mitchell, Chair

/aa